

Chapel Hill Staff Comments on Durham Development Applications
~ Courtesy Review ~

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Straw Valley: 4.52 acres (total rezoning area and gross acreage) located at 5441 New Hope Commons Drive, northeast quadrant of NC54 15-501 Highway and Interstate 40, bounded by US 15-501 to the South. Case # (not noted on plan cover), Pin #s 0800-03-01-5565, -8645, -11-0701

Description: Proposed rezoning of 4.52 acres (total rezoning area and gross acreage) from OI and CN; MTC to MU(D); MTC. The proposal consists of mixed use: office, residential, and commercial.

- The signal at Southwest Durham Drive is part of the Chapel Hill signal network, making it necessary to coordinate modifications to the signal timing at that signal. Chapel Hill Public Works Department, Traffic Engineering Division will request a copy of the traffic impact statement, if applicable, to determine what impact this proposed project would have on signal operations. We recommend that the applicant be required to provide funding for signal timing modifications if they are determined to be necessary.
- Triangle Transit (TT) serves the US 15-501 corridor. Are there plans for this site to accommodate transit service, whether by providing a transit stop at the site or improving transit connections to adjacent areas?